

**2/3-5 Water Street, Semaphore, SA 5019**

**Unit For Sale**

Thursday, 4 July 2024

2/3-5 Water Street, Semaphore, SA 5019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Auction Saturday 20th July @ 10:00am onsite USP

Presenting a charming opportunity to embrace coastal living in South Australia. Nestled within a historic precinct just moments from Semaphore Beach and the vibrant heart of Semaphore, this three-bedroom, one-bathroom unit encapsulates modern comfort within a setting steeped in maritime heritage. Upon entering, residents are greeted by a light-filled living space adorned with contemporary finishes and a neutral color palette that enhances the sense of spaciousness. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, creating a versatile environment ideal for both relaxing and entertaining. Large windows invite natural light to illuminate the interior, highlighting the clean lines and modern design elements that define the space. More to love: - 3 Carpeted Bedrooms - Built in Robes- Shaded Courtyard- Ducted Evaporative Air Conditioning - Gas Heater- Strata Fees : \$325 per quarter The kitchen stands as the heart of the home, boasting sleek cabinetry, ample storage, and quality appliances that cater to culinary enthusiasts. Whether preparing a quick breakfast before heading to the nearby beach or hosting a dinner party with friends, the kitchen's functionality and style ensure every mealtime is a delight. Adjacent to the living areas, the three bedrooms offer serene retreats for rest and relaxation. Each bedroom is generously sized and features built-in wardrobes, providing ample storage space without compromising on comfort. Natural ventilation and plush carpeting enhance the ambiance, creating peaceful havens where residents can unwind after a day of exploring Semaphore's coastal charm. The unit's single bathroom exudes modern elegance with its contemporary fixtures, sleek vanity, and a combined shower and bath setup. Thoughtfully designed and immaculately maintained, the bathroom offers convenience and comfort for residents, whether getting ready for the day ahead or winding down in the evening. Outside, this property extends its appeal with a private courtyard, offering residents a tranquil outdoor space to enjoy fresh sea breezes and alfresco dining. Perfect for morning coffee or evening cocktails, these outdoor areas complement the unit's indoor living spaces, providing a seamless transition between indoors and out. Beyond its immediate comforts, living at 2/3-5 Water Street means immersing oneself in Semaphore's vibrant community and coastal lifestyle. From leisurely walks along Semaphore Beach to exploring the local shops, cafes, and historic attractions along Water Street, every day offers new opportunities to embrace the laid-back atmosphere and rich heritage of this seaside suburb. For those seeking a blend of modern comfort and coastal charm, presenting an ideal residence. Whether as a permanent home or a holiday retreat, this impeccably presented unit offers a rare opportunity to live amidst Semaphore's captivating ambiance, where every day feels like a seaside getaway and every moment is infused with the essence of coastal living.\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.RLA 325043